



1 Loaning Head Courtyard, Culgaith, CA10 1QZ

Guide price £225,000





1 Loaning Head Courtyard

Culgaith, CA10 1QZ

- Immaculately presented barn conversion
- Village location
- Parking for one vehicle
- Two bedrooms
- Charming features
- Found in the Eden Valley

Welcome to 1 Loaning Head Courtyard found in the popular village of Culgaith. This immaculately presented two bedroom barn conversion is found within a charming courtyard and briefly comprises of a lovely kitchen with a range of fitted cabinets, spacious lounge diner, two bedrooms and a stylish family bathroom.

The property retains many original features with exposed beam work and vaulted ceilings throughout. Externally to the front of the property accessed across a gravelled driveway there is parking for one vehicle, a terrace patio and has use of a single garage with a mezzanine storage area.

The village of Culgaith is very popular with cyclists and walkers and the village itself has a pub, church, village hall, school and is only a few miles away from Langwathby where there is a shop, pub, village hall, church, school and a train station.

Directions

Sat Nav: CA10 1QZ From Penrith take the A66 east towards Scotch Corner, turning left for Culgaith at the start of the Temple Sowerby bypass. At the T junction turn right, cross the river and turn left for Culgaith. Follow the road, up over the railway line and at the top of the hill the road bends left where entrance to Loaning Head Courtyard is a little way along on the left.



Lounge & Dining

15'1" x 13'7" (4.61 x 4.15)

The lounge is a beautifully presented and welcoming space, with a stunning vaulted ceiling with characterful beams with LED lighting, lots of natural light from the Velux windows above and the windows and glass door out on to the courtyard, Amtico oak flooring and two radiators.

Inner Hallway

The hallway is filled with natural light from the Velux windows above, Amtico oak flooring and allows access to the lounge diner, kitchen, principal bedroom and bathroom.

Principal Bedroom

13'7" x 12'9" (4.15 x 3.90)

The principal bedroom is a large and comfortable double bedroom fitted with a vaulted beamed ceiling, exposed beams, Velux window, ceiling lighting, wooden double-glazed window overlooking the front aspect, plenty of space for wardrobes and a carpeted floor.

Bedroom Two

6'0" x 9'2" (1.85 x 2.80)

Bedroom two has a wooden double-glazed window to the front aspect, radiator and Amtico oak flooring

Kitchen

9'7" x 8'11" (2.94 x 2.73)

The kitchen is accessed from the entrance door, it has a vaulted ceiling, LED spotlights, exposed beams, Velux window and a loft access hatch. The kitchen is fitted with a range of cream wall and base units having a wooden effect work top over, and a 1 1/2 composite sink with drainer unit and mixer tap over. There is an integrated induction hob with electric oven with glass splash back and extractor fan over, a free standing Worcester oil boiler, space for a washing machine and space for a fridge/freezer and a dishwasher. Double fitted storage cupboards, radiator and Amtico oak flooring.



Bathroom

9'2" x 6'2" (2.81 x 1.90)

The bathroom is bright and spacious, with Velux window, a large wall mounted chrome heated towel rail, extractor fan, partly tiled walls and Amtico flooring. A white bathroom suite comprising of a low level WC, wash hand basin, P shaped bath with a mixer tap and shower attachment a glass shower screen and electric shower over.

Services

The property is serviced by mains electric, water and drainage and oil fired heating.

Outside

To the front of the property there is a patio terrace area and parking for one vehicle. The property have perpetual rights for the use of a single garage in the front courtyard, the garage is not owned by the property and the rights will be transferred to the new owner.

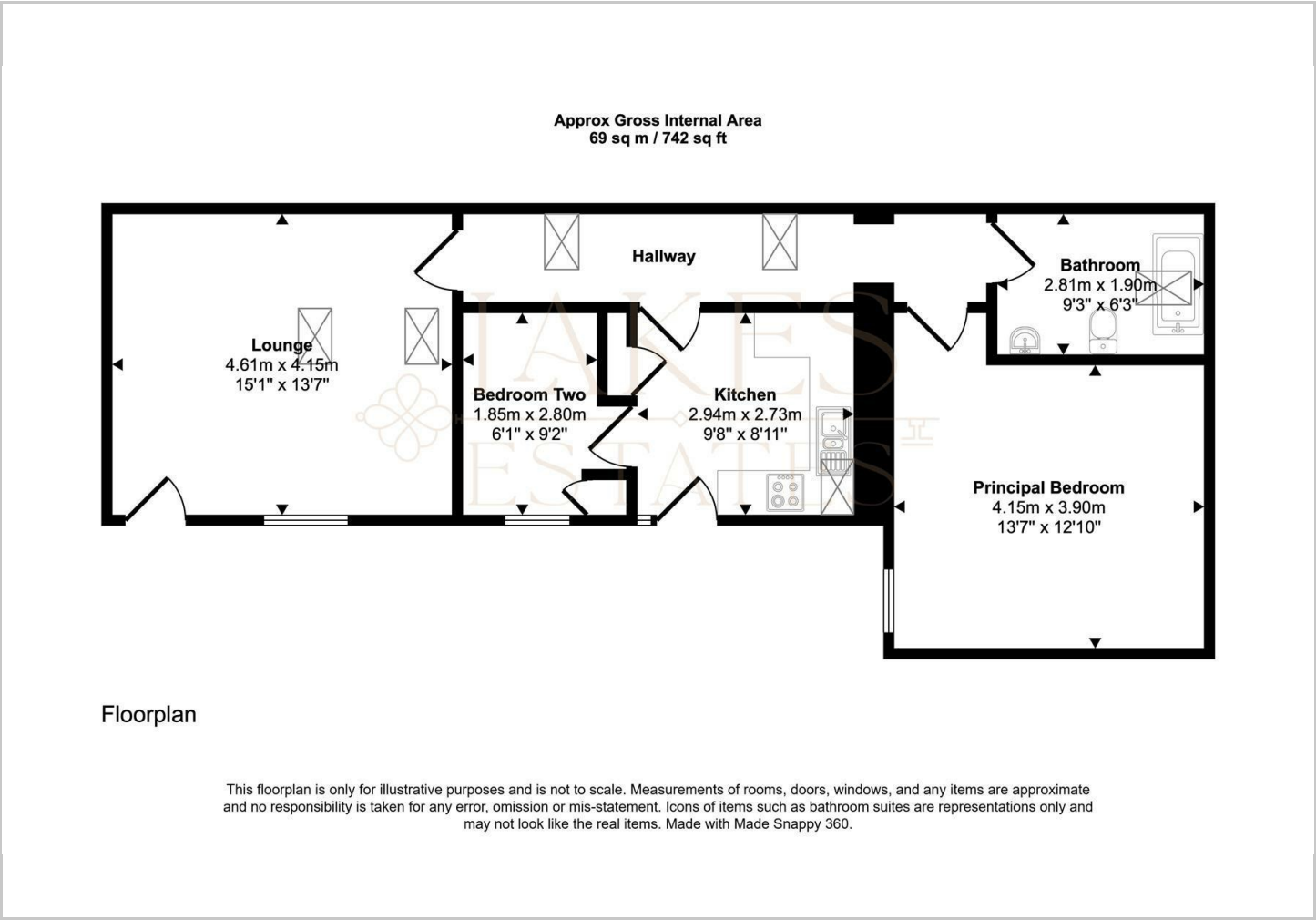
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Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

